

8634

FRASER VALLEY

STRAWBERRY HILL

FILE NO. 8634

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: TAKAHASHI Tetsuo
HOME ADDRESS: Bailey Rd. R. R. #1, New Westminster, B. C.
REGISTRATION NUMBER 12503 SEX male AGE: 30
OCCUPATION: farmer

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: selfMARRIED? yesNAME OF WIFE OR HUSBAND: Mitsue # 6191ADDRESS OF WIFE OR HUSBAND: sameNAMES OF ANY LIVING CHILDREN: Yukiko (F) Mamoru (M)ADDRESS OF CHILDREN: sameAGE OF CHILDREN: 6 and 4 yrs.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Title left at home. 5 acres.
R Lot. 82, sec. 36, twp. 4, map 1133 in the Municipality of Delta.

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 roomed wooden frame bungalow.
2-chickenhouses 1 packingshed 1 bathhouse

3. INSURANCE (Give particulars; state where policies are) none4. TAXES (Amount and where payable) \$5.31 paid to Corp. of Delta Ladner 1941 paid5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
none6. OCCUPANCY AND LEASES (If vacant so state) Leased to Mrs. Elders and Mrs. Herring.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At home

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN: Strawberry, gooseberry,

raspberry and black currants. *Sold as for lease.*

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: See page 1, sec. 1

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

IN HOUSE: 1 box stove, 1 kitchen range, 2 tables, 6 chairs, 1 box

of complete china sets, 4 garden hoses, 1--5' wood crosscut saw,

1 mattock 1 axe.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) none8. BANK ACCOUNTS: none9. LIFE INSURANCE. Monarch Life Ass. Company \$1000.00
Beneficiary, wife. Policy in owner's possession. Vancouver Branch.10. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: none**LIABILITIES:**1. PERSONAL DEBTS: none2. TRADE DEBTS: none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 7th day of May 1942.(Signature) J. Takahashi

W. Williams
Witness

FOR DEPARTMENTAL USE _____

8634

INFORMATION FROM R.C.M.P.

Date

3/12/42

Full Name

Tetsuo TAKAHASHI

(Surname in Block Letters)

Registration No.

12503

Male - Female
(check)

Age Feb. 5, 1912

Former Address

Bailey Rd., R.R. #1, New Westminster, B.C.

Date Evacuated

9/6/42

Naturalized - Canadian-Born - National
(check)

Present Address

Magrath, Alberta c/ E. T. Long

Married - Single
(check)

Name of Wife TAKAHASHI, Tetsuo - 12503

Name of Husband

Name of Mother

TAKAHASHI, Sato (Japan)

Name of Father

GOTO, Ichinosuke (Japan)

Names of Children under 16

Yukiko (F) 18/1/36

Mamoru (M) 24/4/38

Our File No.

8634

Registered with Custodian
(yes or no)

Requested By

E. Burraston

Additional Information

TAKAHASHI, Tetsuo

[illegible]

REAL PROPERTY SUMMARY

JAPANESE NAME: Tetsuo TAKAHASHI Reg. No. 12503 File No. 8634.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/454-P. First Offer.

PROPERTY ADDRESS: *Delta*
Bailey Road, New Westminster, B. C.

LEGAL DESCRIPTION: Lot 82 of the South East quarter of Section 36, Township 4, Map 1133,
Mun. of Delta, D. N. W.

TITLE: Registered in the name of Tetsuo TAKAHASHI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24725, dated August 28th, 1942.

ASSESSED VALUES: Land - \$277.00
Improvements - \$600.00 - \$877.00. Taxes - \$9.38.

CLASSIFICATION: This is a small Fruit Farm with Dwelling and out houses.
The Custodian's representative reported July 8th, 1942, that this property had an area of 5.04 acres - 2½ acres cleared (balance bush) planted to the following crops: 1½ acres strawberries, 1/8 acre raspberries.
1 - 1 storey 3 room dwelling, in fair condition. 1 packing shed.
2 chicken houses each 80' (one is new).

HISTORY OF ADMINISTRATION: This property was leased by Tetsuo TAKAHASHI on May 3rd, 1942, to Mrs. Gertrude Herring for the term of 12 months from the 3rd May, 1942 consideration - \$240.00, payable \$20.00 per month, payable in advance. Mrs. Herring's lease was cancelled as at September 3rd, 1942, upon which date she vacated the property owing \$25.00 back rent (which has never been collected). This property was then leased by the Custodian to George G. Funk on October 1st, 1942, Lease No. 5, for the term of 1 year from 1st October, 1942 to 30th September, 1943. Consideration - \$120.00, payable \$10.00 per month on the first of each month, in advance.
Lease was handed to The Director, The Veterans' Land Act, 28th July, 1943.

SOLD: To The Director, The Veterans' Land Act for \$995.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.
Funds released to the credit of Tetsuo TAKAHASHI as at March 19th, 1944, against which were charges for Registration Fees - \$3.00, Legal Fees - \$15.00, leaving a net credit of \$977.00 from said transaction.

transaction.

Page 2.

File No. 8634.

In view of the Custodian having collected rents to August 31st, 1943, viz., \$80.00, a cheque covering same was issued to The Director, The Veterans' Land Act, November 17th, 1943.

OLD CERTIFICATE OF TITLE

No. 133677-E Tetsuo TAKAHASHI declared on his JP Form, signed 7th May, 1942, that his Title Documents were "at home". There is nothing on file to show that the Certificate of Title had been asked for by this office, or that it had been deposited in the Land Registry Office, New Westminster.

Certificate of Title No. 166887-E in the name of The Director, The Veterans' Land Act.

This summary is certified to be in accordance
with information on file.

July 13th, 1946.


D. A. CRAMER.

DAC:JS

Tetsuo TAKAHASHI

File No. 8634
Reg. No. 12503

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 23 December 7	Crop returns Rents to 31st December, 1942 Taxes Land Registry Office - Certificate of Encumbrance Cheque to you	\$ 9.38 1.00 25.00	\$ 14.98 30.00	
1943 January 1	Credit re Sale of Property		992.00	
1944 September 7	Claim paid M. M shiguchi Co. Ltd. " " Brownsville Sawmills Ltd.	19.22 20.89		
1945 March 19 April 23 May 25	Cheque to you Legal fees re sale of property Proceeds Auction Sale	300.00 15.00	2.37	
1947 January 21	Cheque to you	648.86		
		<u>\$1,039.35</u>	<u>\$1,039.35</u>	

NTL

Accounting Department
June 4th, 1948

File No. 8634

STATEMENT OF ACCOUNT
Tetsuo TAKAHASHI - Rev. No. 12503

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944	Balance as per statement sent 13th Apr. 1944		\$1001.60	
Sept. 6	To M. Nishiguchi Company, settlement of claim	\$19.22		
	" Brownsville Sawmills Ltd. " " "	20.89		
1945				
Mar. 19	Cheque to you	300.00		
Apr. 23	Legal fees in connection with conveyance of property.	15.00		
May 25	Net proceeds sale by auction		<u>2.37</u> \$1003.97	<u>\$648.86</u>

NAME TAKAHASHI, Sadako

REGISTRATION NO. 12503

FILE NO. 2434

The following chattels were sold by public

auction at Surrey, B.C. ON April 12, 1945

Range
4 Chairs

\$ 2.50 F
0.75 F

Total

Less Expenses: { Auctioneer's Fee: \$0.32
Advertising: 0.06
Moving: 0.50

\$ 3.25

\$ 0.86

Net Proceeds Credited:

\$ 2.37

Members of Custodian Staff Present. Mr. R.M. Anderson

Extracted from Auctioneering List No. Surrey 11.

Remarks.

File No. 8634.

CLAIMS DEPARTMENT

July 11th, 1944.

Tetsuo TAKAHASHI - Reg. No. 12503

CREDITORS:

1. W. Nishiguchi Co. Ltd. *Ad* \$19.22 *amount 2.9.44*
2. Brownsville Sawmills Ltd. ... *Ad* 20.89 *being investigated*

NO CLAIMS ON WIFE'S FILE - 6191

AMC:DE

Ch. Nat. 1001 60

6.9.44

LIABILITY SUMMARY

File No. 8634.

Tetsuo TAKAHASHI - Reg. No. 12503.

The above named Japanese declared on his JP Form, signed May 7th, 1942, that he had no Personal or Trade Debts.

However, M. Wakisachi Ltd., lodged a claim on August 15th, 1942, for \$19.22, and there was also a claim lodged by the Brownsville Sawmills Ltd., for \$20.89. Tetsuo TAKAHASHI acknowledged the correctness of these claims on the 2nd September, 1944, both of which were paid by cheques dated September 6th, 1944.

This summary is certified to
be in accordance with information
on file.

July 13th, 1946.


V. A. CRAMER.

DAC:JS

COPY

Farm Appraisal Report

File No. J.L.675

Land Description Lot 82 of S.E. 1/4 Sec. 36, Tp. 4, Map 1133, N.W.D.

Containing 5.04 Acres

Owner's Name Tetsuo TAKAHASHI

Post Office Address R.R. #1, New Westminster, B.C.

Nearest Rail Point Kennedy

Distance 1 mile

Market Town New Westminster

Distance 5 miles

Church (give denomination) Evangelical; R.C.; Presbyterian

Distance 2 "

Nearest School Kennedy

Distance 1 "

State how property was identified: Map, roads, tenant.

Roads: State whether property has access to main road, the kind of road and its condition.

On rather narrow, gravelled cross road.

EXHIBIT NO. 586-2

DATE 18/4/5

FILED BY J.B.R. Rusk

Is this district a good one? No, not agriculturally.

Employment opportunity Good - New Westminster and closer - various industries.

Predominating Nationality and religion: Jap holdings just here predominate.

Describe Fencing and its condition: a little poultry fencing - no other Value \$

Water supply: Well; probably goes dry under any pressure of use. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE 1 st.	14x30 x 9	Frame	8' eave	Shals.	5	C. Posts	Fair	\$200.00
Loose	6x14 x 7	"	7' "	"	5	"	"	
Bath house	8x 9 x 8	"	7' "	"	3	"	Poor	15.00
Woodshed	12x16 x 9	"	7' "	"	2	Wood	Fair	25.00
Banhouse	20x80 x 8	"	6' "	"	1	"	Good	425.00
"	20x80 x 8	"	6' "	"	2	"	"	360.00
	X							
GRANARY	X							
	X							
There is an 8x16 x feed room on first mentioned banhouse, not shown above.								
	X							
	X							

Electric light.

Total present day value \$ 1025.00 ✓

\$ 820.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it

habitable? Is a very cheap type

\$

Describe the basement and chimneys: Metal

No. rooms downstairs? 3 Upstairs? nil How finished Shiplap in; sheeting out.

Are buildings painted? No Condition of paint

Distance from nearest bush 50 feet

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

Cultivated Land

LEVEL, UNDULATING, SLOPING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
2.00 Undulating	10" 10.00y. loam, some clay in 2" in places.	clay to sandy	Currants; berries; fair but weedy.	\$55	114.06

Area which can be cultivated without cost other than for breaking.

LEVEL, UNDULATING, SLOPING OR HILLY	SOIL (State Depth)	SUB- SOIL	VALUE PER ACRE

Area which can be cultivated after a reasonable amount of clearing timber, stumps, drainage, etc.

LEVEL, UNDULATING, SLOPING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	
2.02 Undulating	As above		Light alder	\$100	\$25	65.50
"	"		Old stump; brush	\$ 25	\$40	13.20

Area Unsuitable for Cultivation.

CHARACTER OF LAND E. G. SALT, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE

Total value of Land \$125.65

Total added by buildings to value of farm \$ 820.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ -

Total value of farm \$1025.65

Describe condition of farm concerning on tillage, length of time unoccupied or partly occupied:
Continuously occupied and tilled. Pretty bad shape for ordinary weeds just now.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Poultry and small fruit. Really a subsistence home to work out from.

Notable weeds:
Canada Thistle.

Give approximate detail and amount of all annual taxes and name of Taxing Authorities:

Corp. of Delta.
General taxes - \$9.38.

Date: July 29th, 1942.
Place: Chilliwack, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 29th day of July 19 42.

Inspector's Signature

"E. L. BARRY"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

about 3 feet.

House is a poor cheap type. Poultry buildings are almost new and good.

Place as follows:-

There is an assortment of small fruit on place as follows:-

Strawberries	-	.63 ac.
Strawberries with gooseberries interplanted	-	.09 "
Black currants	-	.17 "

(This is so weedy that one has to watch to find the edge. Some of the strawberries are pretty weedy too).

Place is rented to G. Harring whose family were here. His wife was sick in bed and I couldn't see her or talk to her so I couldn't get terms of lease.

Harring is in Alaska the children told me.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

7 mixed fruit trees, 1 - 7 years, in poor shape.

Present Value

013

3

2

10

11

Total \$

Amount fruit trees add to value of farm \$.

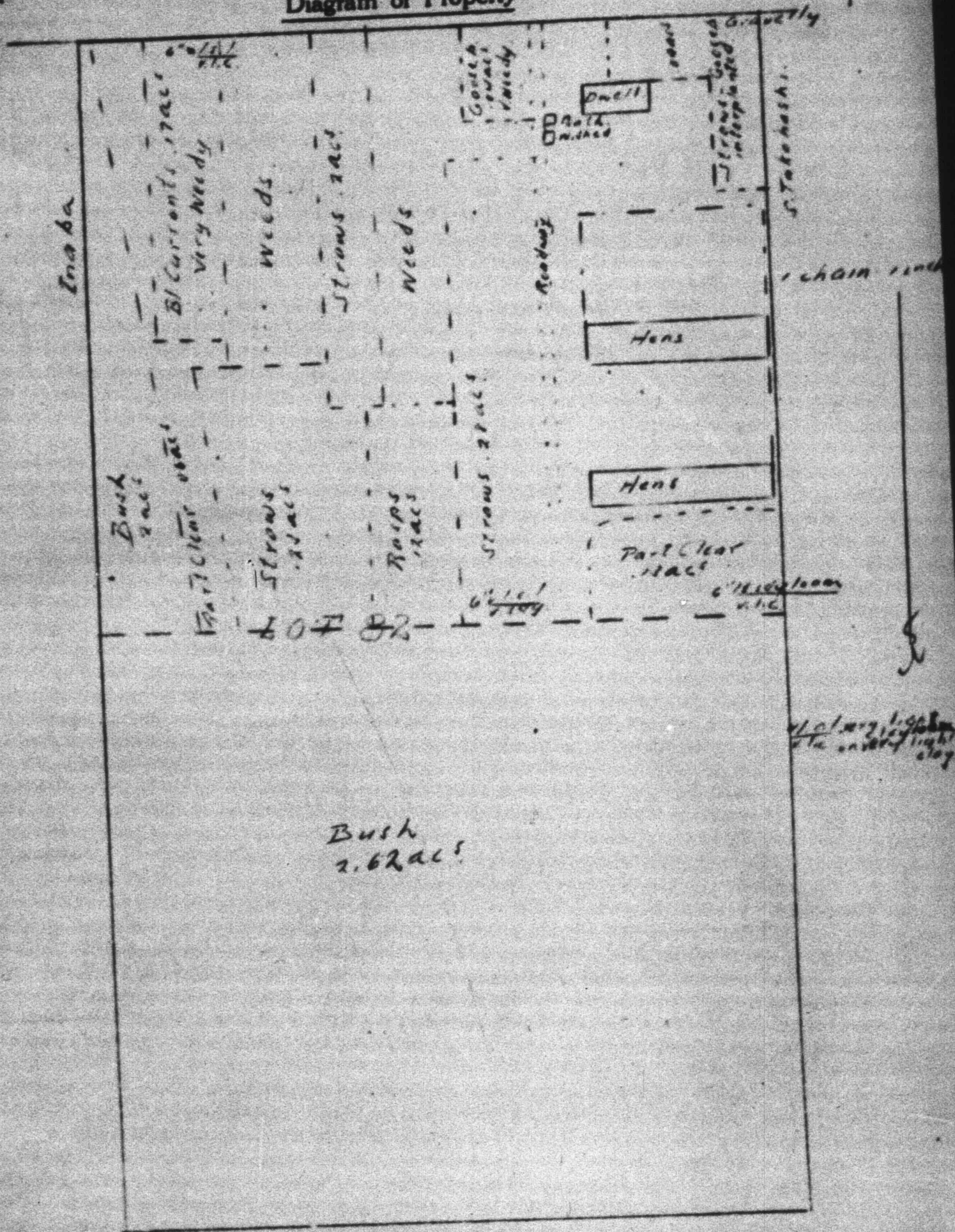
Page 4
587 sec 36; 194; 194

T Takahashi.

← To Scott Rd
Richmond

Bayley Rd

Diagram of Property



Following careful review of this appraisal report, it is my opinion that the present

value is \$ 1100

Date **31st July** 19 **42.**

"I. T. BARNET"

District Superintendent.

Attached to 586 - 4

PERSONAL PROPERTY SUMMARY

20th January, 1947

File No. 8634

Re: Tetsuo TAKAHASHI - Reg. No. 12503

CHATELS:

The above Japanese registered with this office on the 7th May, 1942, and at that time declared he was leaving a box stove, kitchen range, 2 tables, 6 chairs, 1 complete set of china, 4 garden hoes, cross cut saw, mattock and axe, on his place on Bailey Road, New Westminster. Our field-men inventoried this property on the 8th July, 1942, and found only the kitchen range, 6 chairs, 3 tables which were home made, bedstead, and a mattock. The kitchen range and four chairs were sold at auction on the 12th April, 1945, for the net sum of \$2.37. The other items were not worth the expense of handling.

SPECIFIED ARTICLES: This file reveals no specified articles.

LIFE INSURANCE: TAKAHASHI declared a \$1000.00 Monarch Life Insurance policy, but this was not brought under control or administered in any way by the Custodian.

This file reveals no other personal property.

The above summary is certified to be in accordance with the information on file.

..... "W. E. Anderson"

/HA

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Oct. 12, 1948

C. M. Hughes

bH.

File No. 8634

June 5, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Tetsuo TAKAHASHI
Registration No. 12503

Veterans' Land Act transaction.

One Real Property only included, being:

Lot 82 of the South East quarter of Section 36
Township 4, Map 1133, Municipality of Delta, in
the District of New Westminster.

Property Address: Bailey Road, Delta, B. C.

Assessment: (1943). 5.04 acres.

Taxes: \$9.38.

Land..... \$277.00
Improvements... 600.00
TOTAL \$877.00

Soldier Settlement Board Valuation:

Land..... \$193.65
Buildings..... 820.00
TOTAL \$1013.65

Claimant's Valuation:

Land \$ 950.00
Buildings..... 2050.00
TOTAL \$3000.00

Sold to Director, Veterans' Land Act for \$995.00.

Relative documents attached to Claim File.

WJJ/HMS

[Signature]
.....

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

TELEPHONE 100

EXHIBIT NO. 586-7
DATE Aug 18/48
FILED BY G. E. O. Rice

Your File: 8634.

March 16, 1943.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

Attention Mr. Gibson.
RE: Tetsuo TAKAHASHI.

EVACUATION SECTION	
Recd	MAR 17 1943
File No.	8634
Ans.	M.S.
Referred	Gibson

Dear Sir:

We have inspected the property of the above party and wish to report values as follows:

House.....	\$250 00
Chicken House #1.....	200 00
Chicken House #2.....	200 00
	<u>\$650 00</u>

This dwelling is equipped with a tin chimney and we recommend the construction of a brick chimney in order to eliminate the additional charge of \$35.00 required on such a risk. Attached is our cover note.

Yours very truly,
COULTHARD, SUTHERLAND & CO. LTD.

F. H. Coulthard
F. H. Coulthard.

Re Insurance

J.L. No. 675

Canada

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

File No. 8634

Reg. No. 12503

506 Royal Bank Building,
Vancouver, B. C.

APR 13 1944

Mr. Tetsuo TAKAHASHI,
Haggrath, Alberta.

Dear Sir:

Re: Bailey Road, New Westminster, B. C.
Lot 82 of the SE $\frac{1}{4}$ of Sec. 36 Tp. 4
Map 1133 D. of N. W., Mun. of Delta,
C. of B. 50261.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 995.00
Add:	
Unexpired insurance premium as at January 1st, 1943	995.00
Less:	
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 992.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

1963 Jan. 1

Balance brought forward

\$ 9.60

\$ 9.60 CR

Credit re Sale of Property

992.00

\$1001.60 CR \$1001.60

Debits Credits Balance

5634
12503

SOLDIER SETTLEMENT and VETERANS' LAND ACT

File No. BC/4542
(JL-675)

Vancouver, B.C.

FEB 29 1944

A.G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B.C.

TAKAHASHI, Satoru

Dear Sir:-

Re: Lot 82 of the Sht of Sec. 36,
Tr. 4, Map 1188,
MUNICIPALITY OF DELTA

I beg to acknowledge receipt of Duplicate Certificate of Title No. 166887E of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque for \$ 16,459.46, in favour of The Secretary of State, forwarded to you and dated February 9th, 1944, is the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	- \$ 995.00
Less arrears of taxes to January 1st, 1943,	- \$ -
Amount paid to Secretary of State	- <u>995.00</u> /

Will you kindly acknowledge receipt of the purchase price by signing the receipt on the duplicate hereof and return it to me.

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

RECEIVED Cheque covering the purchase price in full of the land above described.

FEB 29 1944

Date

Solicitor for
The Secretary of State

This Indenture

Made in duplicate the 3rd. day of May in the year of Our
Lord one thousand nine hundred and forty two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

TETSUO TAKAHASHI, of the Municipality of Delta, Farmer.

Insert full
Name,
Address
and
Occupations
of parties.

hereinafter called the "Lessor" of the First Part:

And

MRS GERTRUDE HERRING, of the City of Vancouver, Housewife.

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the

Municipality of Delta and described as Lot 82, S. E. $\frac{1}{4}$
of Section 36, Township 4, Map 1133, District of New
Westminster and registered in the name of Tetsuo
Takahashi.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining.

Cancelled

Lease moved off property Sept 3/42. Lease #5 (Gertrude) cancelled

From the 3rd day of May one thousand nine hundred and forty two term of twelve months thence ensuing.

Yielding during the said term therefor the rent of Two Hundred and Forty Dollars.

of lawful money of Canada, payable on the following days and times that is to say:

\$20.00 to be paid monthly in advance. First to be paid to T. Takahashi.

Handwritten signature

the first payment to be made on the 3rd day of May, 1942.

That the said Lessee covenants with the said Lessor to pay rent; and to pay rates for water, electric light, gas and telephone.

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Provide for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Provide for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment. The said Lessee may have the use of all tools, equipment, 6 chairs 2 tables, 1 bench and 1 stove and to keep them in good repair (reasonable wear and tear excepted)

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current monthly rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

After the expiration of this lease the Lessee will have the option of taking a further lease on the said lands and buildings at a rental which will be mutually agreed upon.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Signature of Witness

Street Address

City or Town

Occupation

W. Page
2667 Brock St
Vancouver
Audit Manager

J. Takahashi

Gertrude Herring

20th January, 1947.

REGISTERED

Mr. Tetsuo TAKAHASHI,
Reg. No. 12503,
c/o E.T. Long,
Hagrath, Alberta.

Dear Sir:

Your file has now been reviewed and we are enclosing herewith Custodian cheque in the amount of \$648.46, which sum represents your full remaining credit balance at this office. We are also enclosing a statement of your account showing entries made since the date when one was last sent to you with details of your property sale on the 13th April, 1944.

It is noted that you still have in your possession the Title document of this property, and we request that you send it to this office without delay as it has been cancelled at the Land Registry Office.

It would appear that we have accounted for all the property of every kind left by you in the Protected Area which vested in the Custodian and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

WEA:HA
Encls. 3 (cheque)

8634 C
OFFER TO LEASE JAPANESE PROPERTY.

File No. IL 675

Place Vancouver

Date 25th Sept. 1942

Custodian of Enemy Property,
Vancouver, B.C.

Delta

Re: T. TAKAHASHI Property.

LOTS 5 & 6 SEC 36 T14 R11W13
Delta Strawberry Hill P.O.

I hereby offer to lease the above described property

on the following basis:

Term: From Oct 1st 1942 to Sept 30th 1943.

Cash Rental: \$ 10 per month to be paid as follows:

monthly in advance
1st paid Sept 25th

Lease to include all land and buildings, - except:

no exceptions

Other special conditions (if any):

The following taxes will be payable by me:

Land & School Taxes:	Irrigation Taxes:
Dyking or Drainage Taxes:	" Tolls:
Domestic Water Rates:	

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities in which His Majesty is presently engaged shall have ceased the Lessor may terminate this lease by giving the Lessee one (1) month's notice in writing to vacate the premises, and such notice having been given this lease shall terminate at the end of the said month notwithstanding that it may not be at the end of the current year of the tenancy.

I recommend that Lease on the above terms be approved.

J. S. Baird
Field Supervisor,
Soldier Settlement of Canada.

Barley Road, 1/2 mile up
on right hand side

Full Name: Geo. G. Gunkle

Address: 614 Scott Road
→ Strawberry Hill P.O.

CASE NO: 526.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

(HIS HONOUR JUDGE L.H. STACK, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
 August 18th, 1948.

IN THE MATTER OF THE CLAIM OF
TETSUO TAKAHASHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. REE, Esq., K.C.,

appearing for the
 Dominion Government.

W.E. HUGHES, Esq.,

appearing for the
 claimant.

 MRS LILLIE THOMAS,

Secretary.

D.J. HANFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

T. Takahashi,
In Chief.

THE SECRETARY: Case No. 586, Tetsuo Takahashi.

TETSUO TAKAHASHI, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Takahashi, you have a claim respecting some
farmland in British Columbia?

A Yes.

10 Q And that lot was described as Lot 82 of the South-
east Quarter of Section 36, Township 4, Map 1133,
in the District of New Westminster; am I right?

A Yes.

Q Now what did you raise or grow on that land?

A Strawberries, raspberries, currants and goose-
berries. Fruit trees, about a half dozen fruit
trees.

Q What other business did you have besides raising
fruit?

A: Also raised
chickens.

20 Q Now with respect to that farmland, I want you to
look at this form (indicating), please.

A Yes.

Q And has that been read over to you, or have you
read it yourself?

A: Yes.

Q And is that your signature on it?

A Yes.

Q And are the particulars given in that form true
and correct to the best of your knowledge, infor-
mation and belief?

30 A Yes.

Y. Takahashi,
In Chief.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: And I would ask my friend if he would
file the farm appraisal report on behalf of the
Crown.

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: Now, Mr. Takahashi, you also had
a claim for some chattels, is that correct?

A Yes.

10 Q And with respect to those chattels will you look
at this form (indicating), please?

A Yes.

Q Have you had that form read over to you?

A Yes.

Q And is that your signature on it?

A Yes.

Q And are the particulars given in the form true
and correct?

A: Yes.

MR. HUCKVALE: I will tender that, sir.

20 (STATEMENT MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q Now, Mr. Takahashi, you have des-
cribed some of your chattels simply under the
name "farm equipment". Can you tell me what that
equipment consisted of? You mention farm equip-
ment for which you say you paid \$25.00.

A There is such things as a hoe, mattock, axe,
and a saw for firewood.

Q You had hoes, mattocks, axes and saws; is that
correct?

A: Yes.

30 Q Anything else?

A That is

T. Takahashi,
In Chief.

MR. HUCKVALE: I will tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: And I would ask my friend if he would
file the farm appraisal report on behalf of the
Crown.

(APPRAISAL REPORT MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: Now, Mr. Takahashi, you also had
a claim for some chattels, is that correct?

A Yes,

10 Q And with respect to these chattels will you look
at this form (indicating), please?

A Yes,

Q Have you had that form read over to you?

A Yes.

Q And is that your signature on it?

A Yes.

Q And are the particulars given in the form true
and correct? A: Yes.

MR. HUCKVALE: I will tender that, sir.

20 (STATEMENT MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q Now, Mr. Takahashi, you have des-
cribed some of your chattels simply under the
name "farm equipment". Can you tell me what that
equipment consisted of? You mention farm equip-
ment for which you say you paid \$25.00.

A There is such things as a hoe, mattock, axe,
and a saw for firewood.

Q You had hoes, mattocks, axes and saws; is that
correct? A: Yes.

30 Q Anything else? A That is

4

T. Takahashi,
In Chief.

about it.

Q What condition were these articles in when you left this place?

A They were all purchased about 2 years before evacuation. The old ones were practically worn out so that these were in fairly good condition.

Q Now you also claim what you call a kitchen set which you said you paid \$30.00 and some of it was gifts. Can you tell me what that consisted of?

10 A This included flatware and crockery for about six people and some porcelain things in Japanese style, and various kitchen tableware.

Q I see. Thank you. Did you have any tables and chairs, and that sort of thing, in your kitchen?

A Yes.

Q And was that furniture purchased or made by you?

A The table was made by a friend to order.
I bought the material and he made it for me.
The chairs I purchased.

20 Q And what condition was that furniture in at the date of your evacuation?

A It was in good condition. It had only been made and purchased about two years before evacuation.

MR. HUCKVALE: Well now, if my friend would file the analysis of personal property.

(ANALYSE MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: Were you using the kitchen range right up to the time you left the farm?

A Yes.

30 Q Was it in good sound shape or not?

5
T. Takahashi,
In Chief.
Cross-Exam.

A No, it was in good useable condition.

Q What do you think of \$2.50 as the price for it?

A It is exceedingly cheap. I paid \$30.00 for it and also the wife paid \$10.00 for the heater.

Q Would you answer my friend, please.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I am submitting that the chattels sold by the Custodian were sold for their fair market value.

10 I am submitting that the chattels that are alleged to have been lost or stolen were turned over by the claimant to a person other than the Custodian and the Custodian is not responsible for the same, and that if the Custodian is responsible, the price claimed by the claimant is exorbitant.

I wish to tender as an exhibit, your Honour, a memo respecting real property showing its assessed value and sale.

(MEMORANDUM MARKED EXHIBIT NO. 5).

20 CROSS-EXAMINATION BY MR. RICE:

Q You complain about the stove that you valued at \$30.00 selling for \$2.50, that that was an unfair price; is that right?

A Yes.

Q Is there any fairer way that the Custodian could have dealt with it than to sell the stove by public auction?

MR. HUCKVALE: I hardly think this man can set down the policy for the Custodian's office to follow.

30

THE SUB-COMMISSIONER: I do not see how he could really answer that question very intelligently.

A Well I don't know anything about the Custodian's way of selling it, but I think it was worth \$20.00.

MR. RICE: Q: Why wouldn't it sell for more than \$2.50 at auction if it was worth \$20.00?

MR. HUCKVALE: He wasn't there.

MR. RICE: It doesn't matter whether he was there or not.

MR. HUCKVALE: How can you expect him to answer it then?

MR. RICE: Perhaps you could answer it for him in your wisdom.

MR. HUCKVALE: I could. I could give you a dissertation on it but I am not going to.

A I don't know.

MR. RICE: Q: You don't know?

A No.

Q Why did you think it is worth \$20.00? Tell us that.

A: I bought it for \$30.00 and used it for 2 years and I thought it was worth \$20.00.

Q You never sold stoves; you had no experience selling secondhand stoves?

MR. HUCKVALE: He had some experience in buying one.

A No, no experience.

MR. RICE: Q: So that you don't know what it was worth, do you?

A: The only thing I can say is that I bought it for \$30.00 and I thought it was worth \$20.00 and I stated \$20.00

for it.

Q I show you two photographs (indicating). Do you recognise these pictures?

A This is my house (indicating). The top picture is the front view of my house, and the bottom one is taken from the rear from another angle.

MR. RICE: I wish to tender these two pictures, your Honour, as one exhibit.

THE SUB-COMMISSIONER: Exhibit 6.

10 (TWO PHOTOGRAPHS MARKED EXHIBIT NO. 6).

MR. RICE: I also wish to tender as an exhibit, your Honour, a letter from Goulthard, Sutherland & Company, Limited, estate and insurance agents, respecting this property. The letter says:

"We have inspected the property of the above party and wish to report values as follows:"

The name of the above party is Tetsuo Takahashi.

"House, \$250.00; chicken house No. 1, \$200.00; chicken house No. 2, \$200.00; total \$650.00.

20 "This dwelling is equipped with a tin chimney and we recommend the construction of a brick chimney in order to eliminate the additional charge of \$35.00 required on such a risk."

MR. HUCKVALE: Would you mind giving the date of that?

MR. RICE: Dated March 16th, 1943, and it is addressed to the Office of the Custodian.

(LETTER MARKED EXHIBIT NO. 7).

MR. RICE Q: You leased your property, did you not, before you left there?

30

A Yes.

Q To Mrs. Gertrude Herring? A: Yes.

Q And you left your chattels with her, did you not?

A Yes, she was to be allowed to use such things
as the tables and chairs, including the stove.

Q And the heater, did she use that?

A Yes.

Q And the farm equipment?

A No, she wasn't to use those.

10 Q She wasn't to use the mattock or any farm equip-
ment at all?

A No.

Q Where did you leave them?

A Those were left in the roof of the small barn.

Q Left in the roof of a small barn?

A Yes.

Q Locked? A: No, they were put
away up in the ceiling of this place.

Q Hid, were they? A: Well they were
20 put up there so that they could not be seen.

Q All right.

MR. HUCKVALER That is all, thank you, Mr. Takahashi.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and
accurate transcript of the proceedings herein.

S.R. Howard
"S.R. HOWARD"
Official Reporter.

30 I hereby certify that the foregoing transcript
purports to be an accurate record of the
evidence adduced before me.

SUB-COMMISSIONER.

DEFENCE BRIEF

Lethbridge, Alberta.
August 18, 1948
V.L.A.

Tetsuo TAKAHASHI

File No. 8634

Case No. 586

REAL PROPERTY CLAIM
(All claims shown are Gross)

Claim 1

Lot 82, S.E. 1/4 of Sec. 36, Twp. 4, Map 1133.

Amended Claim

\$3,035.00

Appraised at

\$1,013.65

Sale Price

\$995.00

Witness: R.L. Ramsay, Appraiser.

It is submitted that the real property was sold for its fair market value.

PERSONAL PROPERTY CLAIM
(All claims shown are Gross)

Claim 2

Chattels

Amended Claim

\$85.00

- (a) Goods valued by claimant at \$34.00 Sale Price
Sold at Auction \$3.25

Witness: R.M. Anderson,
and Trapp Motors Ltd., New
Westminster, Auctioneers.

- (b) Goods valued by claimant at \$51.00.
Left under the custody, control or
management of someone other than the
Custodian, appointed by the owner of
the property.

Claimant leased his property to Mrs. Gertrude Herring
May 3rd, 1942 for the period of 1 year with option to
renewal (see lease on claim file).

Terms of lease: "The said Lessee may have the use of
all tools, equipment, 6 chairs, 2 tables, 1 bench
and 1 stove and to keep them in good repair (reasonable
wear and tear expected)".

Chattels referred to in transcript Page 4, Lines 7 to 12,
and Page 8, Line 6 were not included in lease.

Inventory dated July 8th, 1942 made by J. Moryson and
H. J. Logan does not disclose these missing chattels.
(see inventory on claim file).

Claimant states in transcript Page 8, Lines 3 to 7 that
he left chattels with Mrs. Gertrude Herring.

Tetsuo TAKAHASHI - File No. 8634, Case No. 586

JP Form discloses the following articles in the house: 1 box stove, 1 kitchen range, 2 tables, 6 chairs, 1 box of complete china sets. 4 garden hoses, 1--5' wood crosscut saw, 1 mattock, 1 axe. (on claim file).

Certain chattels were abandoned as per amended analysis on claim file.
No farm equipment, apart from a few tools, was declared (see JP Form on claim file)
Only a mattock was found (see Inventory on claim file).

Witnesses: J. Moryson - to prove Inventory.
R.M. Anderson - to prove unsigned pencil report re state of chattels (on claim file).

Submission - Transcript Page 5, Line 8.....
"I am submitting that the chattels sold by the Custodian were sold for their fair market value. I am submitting that the chattels that are alleged to have been lost or stolen were turned over by the claimant to a person other than the Custodian and the Custodian is not responsible for same, and that if the Custodian is responsible, the price claimed by the claimant is exorbitant".

<u>Summary of Defence Witnesses</u>	<u>Where Required</u>	<u>Summary of Documents to be filed.</u>	<u>Witness Proving same.</u>
R.L. Ramsay	1		
R.M. Anderson	2 (a) (b)		
Trapp Motors Ltd.	2 (a)		
J. Moryson	2 (b)		

Name of Claimant

TAKAHASHI, Tetsuo

Case

384

Custodian File

8634

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)		V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price		Total Award 125% of all Sale Prices % of Amount Total	
					995.00	990.95			990.95	
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
24.00	3.25		13.54	45.00	6.09		7.06			
TOTAL RECOMMENDATION										990.01

8634

October 9, 1950.

Mr. Tetsuo TAKAHASHI,
General Delivery,
Picture Butte, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission
Case 586

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$558.01.

Cheque for \$546.78 is enclosed herein, and the sum of \$11.23 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FOS/GH
1 encl.